


Situs : 35 EMMET ST	Parcel ID: 162-073	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
MONTEIRO EUNICE M 35 EMMET ST BROCKTON MA 02302	Living Units 2 Neighborhood 90 Alternate ID 19 Vol / Pg 40521/267 District Zoning R2 Class Residential
Property Notes	
1/2011 MLS SHORT SALE	



162-073 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
	SF	7,000		78,400
	SF	2,921		2,130
Total Acres: .2278				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,500	80,500	0	75,100
Building	392,300	461,900	0	256,100
Total	472,800	542,400	0	331,200
Manual Override Reason				
Base Date of Value			1/1/2020	
Effective Date of Value			1/1/2020	
Value Flag	MARKET APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
05/11/18	CP	Field Review	Other
04/20/06	BM	Not At Home	Other

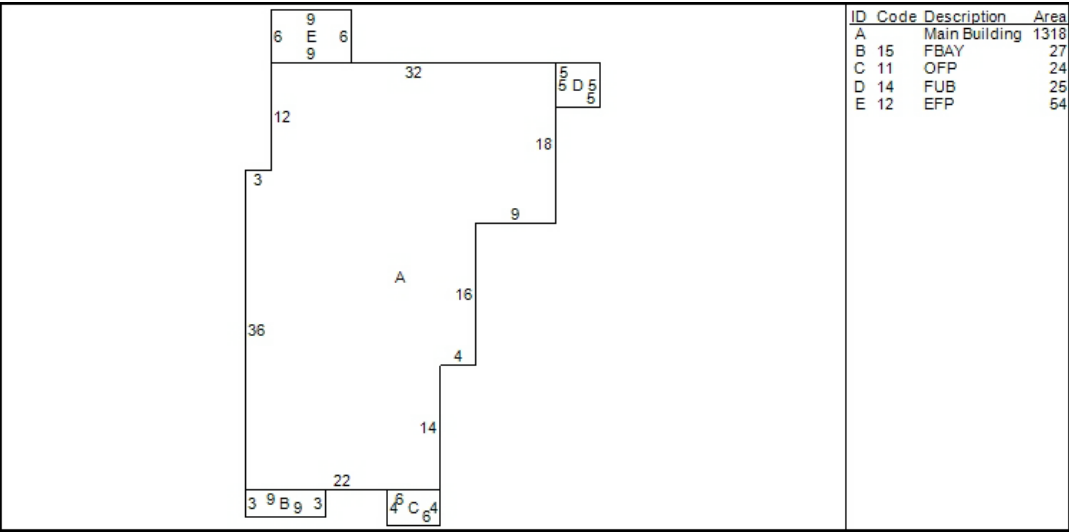
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/29/18	BPA 18 324	12,000	EXTERIOR	
09/18/18	70103	15,000	ADDITION	
07/12/18	69554	6,000	POOL-A/G	
04/11/17	66565	5,200	ROOF/NEW	100
03/30/17	66510	10,000	BASEMENT	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/11	241,000	Land + Bldg	Valid Sale	40521/267		MONTEIRO EUNICE M
01/10/11	179,000	Land + Bldg	Sold Twice In Same Year	39525/61		
03/08/07	399,000	Land + Bldg	Valid Sale	34215/238		
10/20/04	300,000	Land + Bldg	Valid Sale	29290/217		
04/23/01		Land + Bldg	Transfer Of Convenience	19706/20		

Situs : 35 EMMET ST	Parcel Id: 162-073	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Two Family	Year Built	1925
Story height	1.7	Eff Year Built	2002
Attic	None	Year Remodeled	2018
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	200	Rec Rm Type	Typical
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	424,241	% Good	87
Plumbing	9,787	% Good Override	
Basement	26,540	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	5,331	C&D Factor	10
		Adj Factor	1
Subtotal	465,900	Additions	16,010
Ground Floor Area	1,318		
Total Living Area	2,334	Dwelling Value	461,880

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name Condo Model	
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		15			9,920	
2		11			1,650	
3		14			440	
4		12			4,000	